

STATE OF SOUTH CAROLINA

(Caption of Case)

Application of JACABB Utilities, LLC to request to establish sewer pass-through rates for JACABB Utilities, LLC and approval of a Water Systems and Sanitary Sewerage Asset Purchase Agreement with Triangle Real Estate to serve Rosewood at Clemson Develop

BEFORE THE
PUBLIC SERVICE COMMISSION
OF SOUTH CAROLINA

COVER SHEET

DOCKET

NUMBER: 2019 - 189 - WS

(Please type or print)

Submitted by: James S. Eakes

SC Bar Number: SC Bar #1820

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NOTE: The cover sheet and information contained herein neither replaces nor supplements the filing and service of pleadings or other papers as required by law. This form is required for use by the Public Service Commission of South Carolina for the purpose of docketing and must be filled out completely.

DOCKETING INFORMATION (Check all that apply)

☐ Emergency Relief demanded in petition ☐ Request for item to be placed on Commission's Agenda expeditiously

☐ Other: _____

INDUSTRY (Check one)	NATURE OF ACTION (Check all that apply)			
<input type="checkbox"/> Electric	<input type="checkbox"/> Affidavit	<input type="checkbox"/> Letter	<input type="checkbox"/> Request	
<input type="checkbox"/> Electric/Gas	<input type="checkbox"/> Agreement	<input type="checkbox"/> Memorandum	<input type="checkbox"/> Request for Certification	
<input type="checkbox"/> Electric/Telecommunications	<input type="checkbox"/> Answer	<input type="checkbox"/> Motion	<input type="checkbox"/> Request for Investigation	
<input type="checkbox"/> Electric/Water	<input type="checkbox"/> Appellate Review	<input type="checkbox"/> Objection	<input type="checkbox"/> Resale Agreement	
<input type="checkbox"/> Electric/Water/Telecom.	<input type="checkbox"/> Application	<input type="checkbox"/> Petition	<input type="checkbox"/> Resale Amendment	
<input type="checkbox"/> Electric/Water/Sewer	<input type="checkbox"/> Brief	<input type="checkbox"/> Petition for Reconsideration	<input type="checkbox"/> Reservation Letter	
<input type="checkbox"/> Gas	<input type="checkbox"/> Certificate	<input type="checkbox"/> Petition for Rulemaking	<input type="checkbox"/> Response	
<input type="checkbox"/> Railroad	<input type="checkbox"/> Comments	<input type="checkbox"/> Petition for Rule to Show Cause	<input type="checkbox"/> Response to Discovery	
<input type="checkbox"/> Sewer	<input type="checkbox"/> Complaint	<input type="checkbox"/> Petition to Intervene	<input type="checkbox"/> Return to Petition	
<input type="checkbox"/> Telecommunications	<input type="checkbox"/> Consent Order	<input type="checkbox"/> Petition to Intervene Out of Time	<input type="checkbox"/> Stipulation	
<input type="checkbox"/> Transportation	<input type="checkbox"/> Discovery	<input checked="" type="checkbox"/> Prefiled Testimony	<input type="checkbox"/> Subpoena	
<input type="checkbox"/> Water	<input type="checkbox"/> Exhibit	<input type="checkbox"/> Promotion	<input type="checkbox"/> Tariff	
<input checked="" type="checkbox"/> Water/Sewer	<input type="checkbox"/> Expedited Consideration	<input type="checkbox"/> Proposed Order	<input type="checkbox"/> Other:	
<input type="checkbox"/> Administrative Matter	<input type="checkbox"/> Interconnection Agreement	<input type="checkbox"/> Protest		
<input type="checkbox"/> Other:	<input type="checkbox"/> Interconnection Amendment	<input type="checkbox"/> Publisher's Affidavit		
	<input type="checkbox"/> Late-Filed Exhibit	<input type="checkbox"/> Report		

ALLEN AND EAKES

ATTORNEYS AT LAW

P.O. BOX 1405

ANDERSON, S. C. 29622

JAMES S. EAKES*

THOMAS ALLEN (1881-1983)
 RICHARD K. ALLEN (1921-1982)
 RICHARD K. ALLEN, JR. (1948-2017)

September 19, 2019

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 114 WEST ORR STREET
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* CERTIFIED CIVIL COURT MEDIATOR

The Honorable Jocelyn D. Boyd
 Chief Clerk/Administrator
 Public Service Commission of South Carolina
 101 Executive Center Drive
 Columbia, South Carolina 29210

RECEIVED**SEP 23 2019****PSC SC
MAIL / DMS**

RE: **Application of JACABB Utilities, LLC to request to establish
 sewer pass-through rates for JACABB Utilities, LLC and approval
 of a Water Systems and Sanitary Sewerage Asset Purchase Agreement
 with Triangle Real Estate to serve Rosewood at Clemson
 Development in the City of Clemson, South Carolina
 Docket Number: 2019-189-WS**

Dear Ms. Boyd:

Please find enclosed the following regarding the above-referenced
 application pending before the Public Service Commission:

- 1.) Original and four (4) copies of the pre-filed direct
 testimony of Stephen R. Goldie; and
- 2.) Certificates of service by mail with one (1) copy of each.

Please date stamp the copies and return them to me in the self-
 addressed, stamped envelope so that I will have proof of filing.

Thanking you in advance for your consideration, I remain,

Sincerely yours,

ALLEN AND EAKES

James S. Eakes

JSE/egg

Enclosures

cc: Jenny R. Pittman, Esquire
 Stephen R. Goldie
 Triangle Real Estate of Gastonia, Inc.

BEFORE
THE PUBLIC SERVICE COMMISSION
OF
SOUTH CAROLINA

DOCKET NUMBER: 2019-189-WS

Application of JACABB, Utilities, LLC to Request to Establish
Sewer Pass-Through Rates for JACABB Utilities, LLC and Approval
of a Water System and Sanitary Sewerage Asset Purchase Agreement
with Triangle Real Estate to Serve Rosewood at Clemson
Development in the City of Clemson, South Carolina

PREFILED DIRECT TESTIMONY
OF
STEPHEN R. GOLDIE

DIRECT TESTIMONY OF STEPHEN R. GOLDIE
FOR APPLICANT
Docket Number: 2019-189-WS

1 **Q. Please state your name for the record.**

2 A. Stephen R. Goldie

3

4 **Q. Where do you live?**

5 A. 114 Liberty Hall Drive in Pendleton, South Carolina.

6

7 **Q. This is in Anderson County?**

8 A. Yes.

9

10 **Q. What is your profession?**

11 A. I am a civil engineer.

12

13 **Q. Do you have a degree?**

14 A. Yes. I attained a B.S. degree in engineering from the
15 University of South Carolina in 1977.

16

17 **Q. Please outline your work history since graduating from the**
18 **University of South Carolina?**

19 A. After graduating in 1977, I worked as an assistant to the
20 City Engineer for the City of Charleston, South Carolina,
21 dealing with streets and drains for approximately six
22 months. Then I worked as an engineer in the Engineering
23 Department for the City of Columbia, South Carolina, for

DIRECT TESTIMONY OF STEPHEN R. GOLDIE
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1 approximately four years. In this capacity, I was involved
2 with the design of water and sewer systems. I then worked
3 with the South Carolina Department of Health and
4 Environmental Control for about three and one-half years as
5 a permitting engineer in the Solid and Hazardous Waste
6 Division.

7 I left DHEC to start my own business. This was in 1983. The
8 business is now Goldie and Associates, Inc. This is a South
9 Carolina corporation in good standing. I am the president
10 and its sole shareholder. My corporation provides a wide
11 range of engineering services, and its principal office is
12 located at 210 West North Second Street, Seneca, South
13 Carolina. The range of services which we provide include
14 engineering, environmental compliance, and laboratory
15 service and includes management of water and wastewater
16 treatment facilities. We are also licensed to provide
17 laboratory testing for both wastewater and drinking water.
18 We also design wastewater treatment facilities and obtain
19 permits, including environmental permits, for wastewater
20 treatment facilities.

21
22 **Q. Specifically, what experience do you have with wastewater**
23 **treatment facilities?**

DIRECT TESTIMONY OF STEPHEN R. GOLDIE
FOR APPLICANT

Docket Number: 2019-189-WS

1 A. I am actively involved as a consultant with numerous
2 wastewater treatment systems in all aspects, including
3 design, permitting, compliance with regulations, testing,
4 and E.P.A. requirements. We have a certified laboratory
5 division and several licensed operators for North Carolina
6 and South Carolina.

7
8 Q. **What is JACABB Utilities, LLC?**

9 A. JACABB Utilities, LLC is a South Carolina Limited Liability
10 Company which I formed to acquire and operate wastewater
11 treatment facilities and to furnish water service to
12 residential and commercial customers. It is in good
13 standing.

14
15 Q. **What is your position with JACABB Utilities, LLC?**

16 A. I am the sole member, managing member, and sole owner of
17 JACABB Utilities, LLC.

18
19 Q. **What wastewater treatment facilities is JACABB approved and
20 permitted or licensed to operate?**

21 A. Forest Hills Subdivision, The Shoals and Anchor Point, and
22 SC I-85 Exit 4 in Anderson County, South Carolina; The
23 Landing at Clemson Marina, The Battery at Lake Keowee and

DIRECT TESTIMONY OF STEPHEN R. GOLDIE
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1 Pointe West Development in Oconee County, South Carolina;
2 The Cliffs at Mountain Park and Links of Tryon in Greenville
3 County, South Carolina; Cane Creek Motorcoach Resort in
4 Laurens County, South Carolina; and Riverwind Subdivision in
5 Henderson County, North Carolina. I own and operate these
6 systems.

7
8 **Q. What water systems are JACABB approved and permitted to**
9 **operate:**

10 A. Highpointe (The View) and Harts Cove/Tory Pointe in Oconee
11 County, South Carolina; Aldersgate Subdivision, Crawford
12 Mills, College Place, Crawford Edge, and Crawford Falls in
13 Pickens County, South Carolina; Great Water Development in
14 Abbeville County, South Carolina; and Cedar Ridge Estates
15 in Jackson County, North Carolina.

16
17 **Q. What other wastewater treatment facilities and water**
18 **systems do you operate?**

19 A. Goldie and Associates is privately contracted to operate
20 more wastewater treatment facilities and water systems.

21
22 **Q. What is the purpose of your testimony in this Proceeding?**

23 A. The purpose of my testimony is to sponsor JACABB's

DIRECT TESTIMONY OF STEPHEN R. GOLDIE
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1 application to establish sewer pass-through rates and
2 charges for the provision of sewer services to the customers
3 of the Rosewood Development in the City of Clemson, South
4 Carolina. Also, I will provide, or have provided, the
5 Commission with an overview of JACABB and its operations,
6 including the area in which it is authorized to provide
7 service, an outline of the history of the utility, a review
8 of its performance from an operational standpoint, a
9 description of the facilities used and useful to JACABB.

10
11 **Q. Explain how you acquired the Sewer System at the Rosewood of**
12 **Clemson Development.**

13 A. In June 2019 JACABB Utilities, LLC and Triangle Real Estate
14 of Gastonia, Inc. executed a Water System and Sanitary
15 Sewerage Asset Purchase Agreement, which upon completion of
16 the sewer system, transfers the ownership of the sewer system
17 to JACABB Utilities, LLC. The Commission approval of this
18 agreement is also on this docket.

19
20 **Q. Please describe the sewerage system and facilities for the**
21 **Rosewood of Clemson?**

DIRECT TESTIMONY OF STEPHEN R. GOLDIE
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1 A. The sewerage system consists of collection lines, manholes
2 with a sewer pump station that will discharge to the City of
3 Clemson's sewer system for treatment and disposal.

4
5 **Q. ARE THE PASS-THROUGH RATES AND CHARGES PROPOSED FAIR,**
6 **REASONABLE, AND NECESSARY IN ORDER FOR THE COMPANY TO**
7 **PROVIDE A SAFE AND RELIABLE SERVICE?**

8 A. Yes, to best of my knowledge. The Pro-Forma Income and
9 Expense Statement provides the estimated income and
10 expenses. Based on my experience with similar systems, I
11 believe these figures are representative of the income and
12 expenses for this system.

13
14 **Q. Again, do you feel that the requested rates and charges**
15 **contained in your schedule are competitive and fair and**
16 **reasonable to the customers?**

17 A. Yes, and they are competitive with what other utilities
18 would have to charge to provide the service.

19
20 **Q. Will the requested rate and charges allow JACABB to remain**
21 **viable?**

22 A. Yes.

DIRECT TESTIMONY OF STEPHEN R. GOLDIE
FOR APPLICANT
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1 **Q. Have you reviewed your application and all exhibits attached**
2 **to it?**

3 A. Yes. Everything set forth in the application and all
4 information provided to ORS is accurate to the best of my
5 knowledge.

6
7 **Q. Are you requesting that your proposed schedule of rates and**
8 **charges be approved and adopted?**

9 A. Yes.

10

11 **Q. Specifically, why are you requesting approval of this**
12 **proposed schedule of rates and charges?**

13 A. JACABB Utilities, LLC is requesting this proposed schedule
14 of rates and charges where the basic facility charge will be
15 for maintaining collection lines, pump station, and
16 operating the sewer collection system. The pass-through
17 charges requested will be rates and charges from a
18 government body or agency. The rates and charges from the
19 governmental body will be charged to our customers on a pro-
20 rata basis without markup. For this system, Rosewood of
21 Clemson Development, the City of Clemson will be providing
22 sewer treatment and disposal. JACABB Utilities does not

DIRECT TESTIMONY OF STEPHEN R. GOLDIE
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1 have on file an established pass-through sewer rate at this
2 time. Therefore, approval by the PSC is required.

3
4 **Q. Is JACABB Utilities, LLC financially sound and able to meet**
5 **all of its obligations regarding this contract with Triangle**
6 **Real Estate of Gastonia, Inc. regarding furnishing water and**
7 **sewer services to the Rosewood at Clemson Development?**

8 A. Yes.

9
10 **Q. Can you expand on that?**

11 A. As required by regulations, I file annually in July my
12 personal financial statement with the PSC and ORS in lieu of
13 posting a bond.

14 This was done approximately two months ago and is current.

15 As required by regulations, I also file annual reports for
16 JACABB Utilities, LLC.

17
18 **Q. Have you always performed all of your obligations and**
19 **responsibilities in operating the waste water treatment**
20 **facilities and water systems you are permitted to operate in**
21 **a financially responsible manner?**

22 A. Yes.

DIRECT TESTIMONY OF STEPHEN R. GOLDIE
FOR APPLICANT
Docket Number: 2019-189-WS

1 Q. Again, your application is complete and factually accurate
2 in all respects?

3 A. Yes.
4

5 Q. You are specifically requesting the Water System and
6 Sanitary Sewerage Asset Purchase Agreement dated June 25,
7 2019, with Triangle Real Estate of Gastonia, Inc. to serve
8 Rosewood at Clemson Development in Clemson, South Carolina,
9 be approved?

10 A. Yes.
11

12 Q. You are further requesting approval of the Schedule of Rates
13 and Charges and the "pass-through" sewer rates?

14 A. Yes.
15

16 Q. Are you also requesting that the Commission approve and
17 grant all of the other relief requested by your application
18 dated July 3, 2019?

19 A. Yes.
20

21 Q. To summarize the relief which you have requested is as
22 follows:

23 A) Approve the asset purchase agreement;

DIRECT TESTIMONY OF STEPHEN R. GOLDIE
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- 1 **B) Approve the proposed rates and charges and the sewer**
2 **pass-through rates;**
- 3 **C) Approve the expansion of the water service and**
4 **sewerage territory for JACABB Utilities, LLC to serve**
5 **the Rosewood at Clemson Development;**
- 6 **D) Approve the pass-through serve charges for the service**
7 **of billing for the City of Clemson for Building 100;**
- 8 **E) Approve the pass-through charges for billing**
9 **stormwater fees for the City of Clemson and the**
10 **monthly administrative billing fees;**
- 11 **F) Approval to disconnect water service for non-payment**
12 **of the pass-through charges; and**
- 13 **G) Approval of the late payment charges and**
14 **administrative billing fees requested.**

15 A. Yes, as well as all other relief requested by my
16 application.

17

18 **Q. Does this conclude your testimony?**

19 A. Yes, it does.

20

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THE PUBLIC SERVICE COMMISSION OF
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IN RE:)
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LLC to request to establish sewer)
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Utilities, LLC and approval of a Water)
Systems and Sanitary Sewerage Asset)
Purchase Agreement with Triangle Real)
Estate to serve Rosewood at Clemson)
Development in the City of Clemson,)
South Carolina)

CERTIFICATE OF SERVICE

This is to certify that I have caused to be served this day one (1) copy of the **Pre-filed Direct Testimony of Stephen R. Goldie** by placing same in the care and custody of the United States Postal Service with first class postage paid and affixed thereto, and addressed as shown below:

Jenny R. Pittman, Esquire
Office of Regulatory Staff
1401 Main Street, Suite 900
Columbia, South Carolina 29201


James S. Eakes

September 19, 2019
Anderson, South Carolina

BEFORE
THE PUBLIC SERVICE COMMISSION OF
SOUTH CAROLINA
DOCKET NO. 2019-189-WS

IN RE:)
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Application of JACABB Utilities,)
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_____)

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Triangle Real Estate of Gastonia, Inc.
Post Office Box 4158
Gastonia, North Carolina 28054



James S. Eakes

September 19, 2019
Anderson, South Carolina